SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-9-12
(AFFIX SEAL)

Rebecca A. Dohoney
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Cathey	Wells Fargo Bank, N.A.	126-15-0-A-112.00-Co
(NAME)	(NAME)	
7984 Boone Trace Road	3210 Lake Emma Road, 3rd Floor, Suite 3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lake Mary, FL 32746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Housing Development Agency**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon Cathey, a single person, and Brandon L. Brown, a single person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 131, Boone Trace at Biltmore, Section Two, Resubdivision of Lot 131, As shown on Plat of Record in in Plat Book 6050, Page 587, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Paul Rickels, An unmarried man by deed dated August 16, 2007 of record in Instrument NO. 20070823-0100715, In the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth on the plat of record in Plat Book 6050 Page 587 and PUD Boundary Plat in Plat Book 6900 Page 470; Restrictive Covenants of record in Book 7265, Page 657 and Instrument Number 20010717-0075902, Register's Office for County, .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7984 Boone Trace Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01446-1069
SMG TN Special Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110029536 DEEDWARRSP
Recvd: 05/18/11 10:44 2 pgs
Fees:13.00 Taxes:314.50
20110518-0038020

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 16th day of May, 2011.

Tennessee Housing Development Agency

By: _____

State of Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sharon Pommer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Servicing Manager of Tennessee Housing Development Agency, the within named bargainor, a corporation, and that he/she as such Representative is duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Servicing Manager.

Witness my hand at office this 16th day of May, 2011.

Commission expires:

My Commission Expires:
November 5, 2014

Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129